

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department - Tirupati Urban Development Authority, Tirupati - Change of land use from Agriculture Zone Use to Residential Use in Sy.No.673 of Surappakasam (V), Renigunta (M), Chittoor District to an extent of 4.91 acres - Draft Variation - Confirmed - Orders - Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 215

Dated:05.11.2014.
Read the following:-

1. Representation received from Sri M.R.Ramesh, S/o. Sri M. Chandra R/o. Tirupati, Dated:01.06.2013.
2. Government Lr.No.12951/H2/2013, MA&UD (H2) Department, Dated:06.06.2013, 17.02.2014.
3. From the Vice Chairman, TUDA, Tirupati, Lr.Roc.No.3966/G1 /2013, Dated:12.12.2013, 26.05.2014.
4. Government Memo No. 11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.12951/H2/2013, MA&UD (H2) Department, Dated :31.07.2014.
6. From the Vice Chairman, TUDA, Tirupati, Lr.Roc.No.3966/ G1/2013, Dated:30.09.2014.
7. Andhra Pradesh Gazette No.295, Part-I, Dated:08.08.2014.

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ORDER:-

The draft variation to the land use envisaged in the Master Plan for Tirupati Urban Development Authority, Tirupati Zonal Development Land use plan for Tirupathi Municipal Corporation limits and its vicinity area issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.295, Part-I, dt:08.08.2014. No objections and suggestions have been received from the public within the stipulated period. In the reference 6th read above, the Vice Chairman, Tirupati Urban Development Authority, Tirupati has reported that the draft variation has published in two Daily News Papers of Andhra Jyothi and Deccan Chronicle calling objections and no objections have been received within the stipulated period and also reported that the applicant has paid total amount of Rs.10,66,296/- towards fee & charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Andhra Pradesh, Hyderabad
The Vice Chairman, Tirupati Urban Development Authority,
Tirupati, Chittoor District, Andhra Pradesh.

Copy to:

The applicant through Vice Chairman, Tirupati Urban Development Authority, Tirupati, Chittoor District, Andhra Pradesh.
The Commissioner, Tirupati Municipal Corporation,
Tirupati, Chittoor District, Andhra Pradesh.

(P.T.O.)

The Special Officer and Competent Authority, Urban Land Ceiling,
Tirupati, Chittoor District, Andhra Pradesh.
The District Collector, Chittoor District, Chittoor, Andhra Pradesh.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation of land use envisaged in the Tirupati Urban Development Authority, Tirupati Zonal Development Land use plan for Tiurpathi Municipal Corporation limits and its vicinity area expressed by Government in G.O.Ms.No.148, Municipal Administration and Urban Development Department, dt.21-3-2005 is proposed to make in exercise of the powers conferred by Sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 read with rule 13 of Urban Development Authority, Tirupati Rules, 1983 is hereby published as required by sub-section (3) of the said Act.

VARIATION

As per the Tirupati Urban Development Authority, Tirupati zonal Development Plan land use plan for Tirupati Municipal Corporation limits and its vicinity areas approved by the Government in G.O.Ms.No.148, MA., Dated:21.03.2005. The site in Sy.Nos.673 of Surappakassam village in Vippamanepatteda Gram Panchayat of Renigunta Mandal to an extent 4.91 acres which is earmarked for Agriculture use is now designated to Residential use which is shown in modification to Master Plan is MMP No.01/2014, Tirupati Urban Development Authority is available in the office of the Tirupati Urban Development Authority at Tirupati and it will be displayed for public during the working hours of the office of Tirupati Urban Development Authority at Tirupati, subject to the following conditions namely:-

- 1) The applicant shall pay the development / conversion charges to the Tirupati Urban Development Authority before issue of confirmation orders.
- 2) The applicant has to submit the layout proposals to Tirupati Urban Development Authority for approval.
- 3) A 40'-0" Approach Road shall be formed.
- 4) The applicant shall hand over the land for road widening if any on free of cost to the concerned authority through Registered Gift Deed.
- 5) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 6) The title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.

Contd....3

- 7) The change of land use shall not be used as the proof of any title of the land.
- 8) The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- 9) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 10) Any other conditions as may be imposed by Vice-Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES OF AREA:
"ABCD -A"

- North : Vacant land in Sy.Nos.674 of T. Desikacharyulu of Surappakassam (V)
- South : Existing 40'-0" wide road in Sy.No.670 of Surappakassam(V)
- East : TUDA land in Sy.No.616 of Surappakassam (V)
- West : Vacant land in Sy.Nos.671 of Rama Krishna Iyengar of Surappakassam (V)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER